



# *CITY COUNCIL*

## *Committee of the Whole*

Monday, October 27, 2008

Council Office

5:00p.m.

Agenda

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|-------------|--|------------------|
| <b>I.</b>   | <b>Executive Session</b>                             | <b>5:00 pm</b>   |
| <b>II.</b>  | <b>Planned Riverfront Development Zoning Overlay</b> | <b>5:30 pm</b>   |
| <b>III.</b> | <b>Budget Discussions</b>                            | <b>6:00 p.m.</b> |
| <b>IV.</b>  | <b>Agenda Review</b>                                 | <b>6:30 pm</b>   |

## **Planned Residential Development Provisions**

Planned residential development (PRD) provisions combine elements of zoning and subdivision and land development regulation. Since passage of Act 170, PRD provisions and standards are to be contained in and part of the zoning ordinance. They bring together and mix residential, nonresidential development, open space, groundwater recharge and recreational uses in the same development. PRD provisions are special and unique.

PRD provisions encourage a variety of designs and types of housing arranged in an efficient manner on the land thereby conserving land to use as common open space and for recreational purposes, and typically reduce the amount of street and utility infrastructure needed to serve the development. In contrast, conventional subdivisions are inherently more costly because extra linear feet of expensive streets, curbs, sidewalks and utility lines are needed to serve equal numbers of dwelling units which usually results in higher housing prices.

Since design is flexible, PRDs can have grid systems of streets, if desired, instead of the more common curvilinear streets. In some situations, rectilinear streets may be more appropriate, for instance, as extensions to an existing village. A properly designed PRD can benefit both the developer and the municipality. The developer may benefit by having to install fewer linear feet of roads and utility lines, while the municipality benefits by centralization of service areas and less maintenance. In addition, the developer is permitted greater design flexibility and density can often be increased in some areas. Sensitive lands that should not be developed can be left untouched, e.g., wetlands, floodplains, or steeply sloped areas. It is conceivable that the municipality or homeowners association may gain title to some or all of the common open space, adding further to the community benefit from utilizing PRD provisions.

To summarize, planned residential development is a concept with several advantages over typical or conventional development practices. PRD regulations provide for flexibility in site and lot design. For that reason, PRD enhances the opportunities for quality residential and nonresidential development while at the same time reducing the cost of installing improvements. However, considerable time and effort must be devoted to both its development and to its ultimate administration. Finally, special processing procedures are mandated by the MPC, including a public hearing requirement to by-pass the normal subdivision and land development procedures and conventional zoning regulations. PRD provisions allow the community to combine the municipal SLD and zoning approval processes. According to the most recent survey of land use techniques, 487 municipalities in 45 counties have enacted PRD provisions.